

Attachment "B"

Development Parameters

Space Summary	GBA*	# of Units	# of Stories	Land Allocation (acres)																
Residential	650,000	650	14	11																
Office	1,700,000		16	2.5																
Retail	340,000		1 & 2	4																
Restaurant	incl. in retail																			
Entertainment (non-arena)	incl. in retail																			
Hotel																				
Other - Parking Structu				14																
Totals	2,690,000																			
FAR**	80%																			
Lot Coverage (Building Area)	36%																			
<p>*Gross Building Area</p> <p>** Floor Area Ratio</p>																				
Development Parking	Total # of Spaces	# of Structured	# of Surface	# of Off-Site	% Shared with Other Use															
Residential	975	650	300																	
Office	6,800	4,000		2,800 below grade																
Retail	840	740	100																	
Restaurant																				
Entertainment (non-arena)																				
Hotel																				
Other	5,585																			
Total Parking	14,200																			
Total GBA																				
<p>Coliseum Building Status</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Continued Use (Y/N)</td> <td style="width: 10%;">Y</td> <td style="width: 70%;"></td> </tr> <tr> <td>Demolition (Y/N)</td> <td>N</td> <td></td> </tr> <tr> <td>Expansion Only</td> <td></td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 50%;">Increase in Square Footage</td> <td style="width: 50%; text-align: center;">130,000 s/f</td> </tr> <tr> <td>Construction Timing (Commence/Complete)</td> <td></td> </tr> <tr> <td>Anticipated Costs</td> <td></td> </tr> </table>						Continued Use (Y/N)	Y		Demolition (Y/N)	N		Expansion Only			Increase in Square Footage	130,000 s/f	Construction Timing (Commence/Complete)		Anticipated Costs	
Continued Use (Y/N)	Y																			
Demolition (Y/N)	N																			
Expansion Only																				
Increase in Square Footage	130,000 s/f																			
Construction Timing (Commence/Complete)																				
Anticipated Costs																				

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Renovation Only					
Increase in Square Footage					
Construction Timing (Commence/Complete)					
Anticipated Costs					
Alternate Use (Y/N)					
Coliseum Parking		# and Cost of Spaces On-Site, Structured	Number	Cost	
		# and Cost of Spaces On-Site, Non-Structured			
		# and Cost of Spaces Off-Site, Structured			
		# and Cost of Spaces Off-Site, Non-Structured			
		Construction Timing	Commence	Complete	
Development Construction Costs		Hard Costs	Soft Costs	Total Costs	
Residential					
Office					
Retail					
Restaurant					
Entertainment (non-arena)					
Hotel					
Infrastructure (site improvement/parking)					
Other					
Sub-totals					
Development Timing		Commence	Complete		
Planning/SEQRA					
Zoning Approvals					
Construction					
Lease-up/Sell-out					
Stabilized Occupancy					

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Development Notes
<p>Please be advised that we have not responded the above (second page of Parameters) in that the information requested, in order for it to be accurate, would require substantially more information than we now have in our possession (borings, environmental situation, traffic mitigation, etc., etc.).</p> <p>In addition to the above, because our bid has an option to include or exclude the Coliseum, whether the County takes the option would have major impact on the cost of the entire project.</p> <p>In essence, it is way too premature to answer any of the above.</p>